

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-24776 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GEORGE AND KARLENE CANEPA - Request for a Variance TO ALLOW A PROPOSED 2,715 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II (GARAGE) WHERE 1,334 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.52 acres at 6700 Buckskin Avenue (APN 138-11-311-017), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], Ward 6 (Ross)

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda – Protest postcards

Motion made by SAM DUNNAM to Approve subject to one condition

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-DAVID STEINMAN); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated there is no hardship associated with this application and recommended denial.

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GEORGE AND KARLENE CANEPA were present along with JIM SCHILLING, 6880 Jeanette Street. MR. SCHILLING explained that the architectural features of the RV parking and pool cabana would match the design of the main residence. He noted that with the exception of the square footage exceeding the maximum allowance, the property line setbacks are in conformance with code.

COMMISSIONER STEINMAN observed that the size of the proposed structures would be an intrusion to the adjacent neighbors. He stated he could not support the application. MR. SCHILLING explained that although there are a number of lean-to tin structures located within this subdivision, the applicant desired to construct a building that would be aesthetically pleasing. MS. CANEPA noted that several neighbors had indicated their support for the planned project.

COMMISSIONER TROWBRIDGE asked for details on the setbacks. MR. SCHILLING stated that both the side and rear setbacks meet Code requirements.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

